GOVERNMENT OF ANDHRA PRADESH

A B S T R A C T

Municipal Administration & Urban Development Department – Godavari Urban Development Authority (GUDA) – Peddapuram Municipality - Change of land use from Residential use to Industrial use to an extent of Ac.2.94 cents and Green Belt use to Industrial use to an extent of Ac.0.88 cents in R.S.No.862/1(P) of Peddapuram (V) at Vadlamuru road of Peddapuram as applied by Sri K. Haribabu – Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.MS.No. 133 Dated: 25-03-2019

Read the following:-

1. From the Vice-Chairman, GUDA, Kakinada, Lr.Roc.No.594/2018/GUDA, dt:04.08.2018.
2. Government Letter No.20021/47/H2/2018, dt:25.09.2018.
3. From VC, GUDA, Lr.Roc.No.594/2018/GUDA, Dt:15.10.2018.
4. Govt. Memo No.11411/I2/2011, MA&UD (I2) Dept., dt:30.06.2012.
5. Government Memo No.20021/47/H2/2018, dt:24.10.2018.
6. Andhra Pradesh Gazette No.732, Part-I, dated:25.10.2018.
7. From the VC, GUDA, Lr.Roc.No.594/2018/GUDA, DT:30.11.2018.
8. Government Memo No.20021/47/H2/2018, dt:21.01.2019 & 28.02.2019.
9. From the Collector & District Magistrate, E.G. District, dt:12.03.2019.

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ORDER:-

The Draft variation to the land envisaged in Peddapuram General Town Planning Scheme, issued in reference 5th read above was published in Extra-ordinary Andhra Pradesh Gazette No.732, Part-I, dated:25.10.2018. The Vice Chairman, Godavari Urban Development Authority (GUDA), Kakinada in the reference 3rd read above has submitted that, the Vice Chairman, Godavari Development Authority, Kakinada has informed that the applicant has paid total an amount of Rs.6,54,060/- vide D.D.No.820182, dated:11.10.2018, towards Development Charges for the proposed change of land use.

2. The Vice Chairman, Godavari Urban Development Authority (GUDA), Kakinada in the reference 7th read above, has informed that, they have published the draft variation appendix notification pertaining to change of land use in The Hindu (English version) on 27.10.2018 and in Eenadu (Telugu version) on 28.10.2018 calling for objections/suggestions from the general public. On publication of notification, an objection has been received from Sri G. Satyanarayana stating that the said land is mentioned as “chamaru” and as per Enam Act there is no right to sold the land to any others etc., and there is no Authority to GUDA for conversion of Green belt land to other use and requested not to change the land use in the interest of public.

3. The Vice Chairman, Godavari Urban Development Authority (GUDA), Kakinada has stated that the proposed land use not a reserve forest comes under the purview of “National Green Tribunal”. Further, in the reference 9th read above, Collector & District Magistrate, East Godavari District has clarified that the proposed change of land use in Sy.No.862/1P is a Zeorithi land and not inam land not chamaru land.

4. Government after careful examination of the matter has found that there is no validity in objection raised on the proposed change of land use. Accordingly, draft variation issued in the reference 5th read above is hereby confirmed.

5. The appended notification will be published in the next issue of the Andhra Pradesh Gazette. i.e., 26.03.2019.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.
The Vice Chairman, Godavari Urban Development Authority, (GUDA), Kakinada, E.G. District.

(P.T.O.)

The Commissioner, Peddapuram Municipality, Peddapuram, E.G. District.
Copy to:
The individual through the Commissioner, Peddapuram Municipality, Peddapuram, E.G. District.
The Director of Town and Country Planning, AP, Guntur.
The District Collector, East Godavari District, Kakinada.
Sf

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the Peddapuram General Town Planning Scheme, the Master Plan sanctioned in G.O.No.284, MA., dated:23.05.2003 and proposed in exercise of the powers conferred by Section-15 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (AP Act No.5 of 2016).

VARIATION

The site in R.S.No.862/1(P) at Vadlamuru road to an extent of Ac.2.94 cents and to an extent of Ac.0.88 cents of Peddapuram Town and the boundaries of which are shown in the schedule hereunder and which is earmarked for Residential use and Green Belt use respectively in the General Town Planning Scheme (Master plan) of Peddapuram sanctioned in G.O.No.284, MA., Dated:23.05.2003 is now designated for Industrial use by variation of change of land use based on the Council Resolution No.99, dated:31.05.2018 and marked as “A, B, C, D, E, F” in the revised part proposed land use map G.T.P.No.10/2018/GUDA available in the Municipal Office, Peddapuram town, **subject to the following conditions that:**

1. The applicant shall provide 9.00 mt buffer on Western side of the site and handing over the site affected in road widening from existing 20’-0’’ wide to 40’-0’’ on Northern and Eastern sides to the local body at free of cost through registered gift deed..
2. The applicant shall obtain prior technical clearance from competent authority before commencement of any development activity at the site under reference.
3. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : Land belongs to Sri Goli Sathebai and Sri Valluri Ammiraju

East : Puntha road.

South : Existing 60’-0’’ wide Vadlamuru road.

West : Land belongs to Sri K. Ravibabu.

R. KARIKAL VALAVEN
SPECIAL CHIEF SECRETARY TO GOVERNMENT

SECTION OFFICER